



Housing Authority of the City of Alameda

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IF YOU WISH TO ADDRESS THE COMMISSION:

1. Please file a speaker's slip with the Executive Director, and upon recognition by the Chair, approach the rostrum and state your name; speakers are limited to 3 minutes per item.
2. Lengthy testimony should be submitted in writing and only a summary of pertinent points presented verbally.
3. Applause and demonstrations are prohibited during Housing Commission meetings.

AGENDA

REGULAR MEETING OF THE HOUSING COMMISSION

DATE AND TIME: Wednesday, March 16, 2005 - 7:00 p.m.

LOCATION: Independence Plaza Ruth Rambeau Memorial Community Room,
703 Atlantic Avenue, Alameda, CA

Welcome to the meeting of the Housing Commission of the City of Alameda. Regular Housing Commission meetings are held on the third Wednesday of each month at Independence Plaza.

Public Participation.

Anyone wishing to address the Commission on agenda items or business introduced by Commissioners may speak for a maximum of three minutes per agenda item when the subject is before the Commission. Please file a speaker's slip with the Executive Director if you wish to address the Housing Commission.

PLEDGE OF ALLEGIANCE

1. Roll Call - Housing Commission

2. PUBLIC HEARING

2-A. Public Hearing for the FY2005-2006 Agency Plan. Staff recommends the Housing Commission accept public comment on the proposed Agency Plan.

3. CONSENT CALENDAR

■ Consent Calendar items are considered routine and will be approved or accepted by one motion unless a request for removal for discussion or explanation is received from the Housing Commission or a member of the public.

- 3-A. Minutes of the Housing Commission Regular Meeting held on February 16, 2005. Staff recommends acceptance.
- 3-B. Draft minutes of the Special Board of Commissioners meeting held March 1, 2005. This draft is for information only.
- 3-C. Budget Variance Report. Staff recommends acceptance of this report.
- 3-D. Authorizing Disposal of Records. Staff recommends the Housing Commission authorize the Executive Director to dispose of the public records on the attached list, retained the required time period in accordance with the current Housing Authority policy.
- 3-E. Mediation of Tenant Dispute at Eagle Village. No action required, for information only.

4. AGENDA ITEMS

- 4-A. Quarterly Police Activities Report. This report is provided for information only.
- 4-B. Presentation of the West Alameda Neighborhood Improvement Plan. This report is provided for information only.
- 4-C. Adopting Agency Plan for Period Starting July 1, 2005. Staff recommends the Housing Commission:
 - 1. Adopt the new Annual Plan for the fiscal year beginning July 1, 2005; and
 - 2. Authorize the Chair to certify, by resolution, that the Housing Commission has approved submission of the Agency Plan to the U.S. Department of Housing and Urban Development.
- 4-D. Recommending Award of Contracts for Unit Cycle Interior Painting. Staff recommends the Housing Commission 1) award a two-year interior cycle painting contract to Horizon Painting for the Esperanza complex in an amount not to exceed \$68,260; and 2) recommend to the Board of Commission to award a two-year interior painting contract to Pavlos Theodoropoulos Painting Co. for other complexes in an amount not to exceed \$109,625.
- 4-E. Revising the Esperanza Lease and Admissions and Continued Occupancy Policy (ACOP) to Allow for Interim Reexaminations and Termination of Tenancy if Over Income and Advising about the Increase in Flat Rents. Staff recommends adopting the proposed revisions to the ACOP and the lease amendment to terminate tenancy of over-income families, which would also provide for interim re-examinations when income rises by \$200 or more per month.
- 4-F. Budget Revision for the Fiscal Years FY2005 and FY2006. Staff recommends the Housing Commission recommend that the approval of the proposed budget revisions for FY2005 and FY2006 for resolution.

4-G. Review of Recommendation to Purchase Land to Provide for Additional Parking for Independence Plaza Residents. Staff recommends that the Housing Commission recommend to the Board of Commissioners to:

1. Meet the need of Independence Plaza residents by adding parking area for tenants at Neptune Park;
2. Authorize the Chief Executive Officer or designee to purchase two real estate parcels from the East Bay Municipal Utility District for the sum of \$110,800 plus closing costs; and/or
3. Exchange those parcels with the City of Alameda Department of Recreation and Parks for approximately 21,000 square feet of property at Neptune Park.

5. ORAL COMMUNICATIONS, Non-Agenda (Public Comment)

6. COMMISSION COMMUNICATIONS, (Communications from the Commission)

7. ADJOURNMENT

Note:

- * Sign language interpreters will be available on request. Please contact Carol Weaver, Executive Assistant, at 747-4325 voice or 522-8467 TDD at least 72 hours before the meeting to request an interpreter.
- * Accessible seating for persons with disabilities (including those using wheelchairs) is available.
- * Minutes of the meeting are available in large print
- * Audiotapes of the meeting are available on request.
- * Please contact Carol Weaver at 747-4325 voice or 522-8467 TDD at least 72 hours prior to the meeting to request agenda materials in an alternative format, or any other reasonable accommodation that may be necessary to participate in and enjoy the benefits of the meeting.